

TOWN OF DAVIE  
DEVELOPMENT SERVICES DEPARTMENT  
PLANNING AND ZONING DIVISION  
PLANNING REPORT

June 14, 1999

**SUBJECT:** Variance V 5-2-99

**APPLICANT:** The Home Depot

**SITE ADDRESS/LOCATION:** 15885 Pointe West Drive/ within the Pointe West Master Plan.

**LAND USE PLAN/ZONING:** Commercial/ BP (Business Park)

**REQUEST:** From Section 12-242(B)(b) which provides for 2 square feet of signage per lineal foot of building frontage at the street right-of-way up to a maximum of 150 square feet of total sign area;  
To: increase the allowable sign area from 150 square feet to 420.33 square feet.

**EXHIBITS TO BE INCLUDED:** Variance application, subject site map, planning report, and aerial.

**ANALYSIS:** Comprehensive Plan Policy 1-1 provides that land development regulations shall contain minimum criteria that address soil compatibility, topography, drainage, and storm water management, finished floor area elevations, parks, and open space, on-site parking, **signage**, internal traffic flow and traffic circulation, with said criteria applied at time of development permit approval.

The subject site is 14.62 acres in area and received site plan approval on February 3, 1999, for a 135,112 square foot home improvement center (Home Depot). The property is zoned BP (Business Park) and is bound by warehouses on the north, a retail center under construction on the south and vacant land to the east within the same master plan zoned BP. To the west across Weston Road is land planned for commercial/commerce development.

The petitioner is proposing to locate four separate wall signs on the west facade of the building facing Weston Road. Town code allows two square feet of wall signage per lineal foot of building frontage at the street right-of-way to a maximum 150 square feet of total sign area. Based on the 565 lineal foot building frontage, the petitioner would be permitted 1,130 square feet of wall sign area, however, this exceeds the maximum 150 square feet of total sign area permitted by the code. The petitioner is requesting a variance from the 150 square foot maximum sign area to allow a total of all wall signage for this project of 420.33 feet.

Where applicable, the review of a variance request should include consideration of the criteria noted in Section 12-309 of the Land Development Code which is attached hereto and made part hereof.

The petitioner states the wall signs are a part of the architectural design of the building and maintain an aesthetic and well balanced theme given the building size. "Big box" retail stores such as Home Depot generally offer separate secondary entrances to their garden center and contractor pick-up areas. These secondary entrances provide separate cash registers which eliminates the need for persons using these specific services from utilizing the main entrance. Therefore, the need for more than one sign may be necessary.

The building faces Weston Road, a 120' traffic way corridor, with the building wall located approximately 535' east of the right-of-way line. The current sign code is generalized and does not distinguish between large single-occupant retail uses typically having facades over 300' in length and small retail single-occupant uses typically having facades under 150' in length. The proposed signage has been designed to be proportional to the building facade as outlined in the attached signage detail booklet. In addition, the subject site is a substantial distance from any residentially zoned land, therefore, there is no negative impact to adjacent residential communities.

Based on the distance from the right-of-way, the size of the building, the proposed signage design and the distance from residential property, the proposed variance is consistent with Section 12-309(B)(1)(a) & (c). There are site specific circumstances that affect this property and, if granted, the requested variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. Revisions to the wall sign code for large single-occupant buildings should be considered.

**RECOMMENDATION:** The Planning and Zoning Division recommends **APPROVAL** of the requested variance to allow the placement of four wall signs, which when combined, exceed the maximum 150 square foot sign area permitted by code, with the following conditions:

1. The main entrance sign (THE HOME DEPOT) shall not exceed 290 square feet in area.
2. The "Nursery" sign shall not exceed 29.33' square feet in area.
3. The "Contractor Pick -Up" sign shall not exceed 51 square feet in area.
4. The "Tool Rental Center" sign shall not exceed 50 square feet in area.

**PLANNING AND ZONING BOARD RECOMMENDATION:** Motion to recommend **APPROVAL** (5-0), June 9, 1999, subject to the restriction in the planning report.

**TOWN OF DAVIE  
CODE OF ORDINANCES  
(EXCERPT)**

Section 12-309. Review for variances.

Whether or not:

- (a) There are special circumstances or conditions applying to the land or building for which the variance is sought, which circumstances or conditions are peculiar to such land or building and do not apply generally to land or buildings in the same district, and that said circumstances or conditions are such that the strict application of the provisions of this chapter would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self-created by any person having an interest in the property;
- (b) The granting of the variance is necessary for the reasonable use of the land or building and that the variance as requested is the minimum variance that will accomplish this purpose;
- (c) That granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

PROPOSED ZONING  
CODE: 11-10-10

LAND USE DESIGNATION: 6/12/99

FOLIO NUMBER

RECEIVED

WILLIAM D. DAVIS

WILLIAM D. DAVIS

NOTE: INDEMNITY FOR BEST BE TAKEN AND MAINTAINED  
Make Checks payable to TOWN OF TAMPA

DATE FILED: APR 22 1999

PHONE: 813-274-7000 FAX: 813-274-7001

RETURNED BY: 0-1 (0-1 0-1 0-1)

MAILING ADDRESS: 255 N. Bay St. Suite 100, Tampa, Florida 33601

RELATIONSHIP TO PROPERTY: Agent

OWNER: The Home Depot

MAILING ADDRESS: 5463 West Waters Av. Tampa, Florida 33634

ADDRESS OF PROPERTY: 15885 Pointe West Dr.

LEGAL DESCRIPTION: (Certified Sealed Boundary Survey to include statement  
of amount of acreage involved MUST be submitted with application)

(Attached)

ACREAGE: 14.62

REQUEST: To be relieved of code and increase the allowable square footage to 420,339 sq ft  
With this increase we will be able to add our wall directional wall signs.

REASON FOR REQUEST: (Attach additional sheets as necessary)

(Attached)

\* \* \* PETITIONER MUST BE PRESENT IN ORDER FOR ACTION TO BE TAKEN \* \* \*

OFFICE USE ONLY

APPROVED AS TO FORM: JWB 5/3/99

PUBLICATION DATE: 5/26/99

MEETING DATE: PLANNING AND ZONING BOARD: 6/9/99

TOWN COUNCIL: 7/2/99

NOTICES SENT: REPLIES: FOR: AGAINST:

• UNDELIVERABLE:

OWNER'S NAME(S)

Octavio Nunez

OWNER'S SIGNATURE (ALL OWNERS MUST SIGN)

5466 W. WATSON AVE

ADDRESS

TAMPA, FL 33634

CITY, STATE, ZIP

(813) 243-2080

PHONE

PETITIONER'S NAME

Michelle Chang

PETITIONER'S SIGNATURE

4955 Napier St

ADDRESS

DOTHAN, ALABAMA 36803

CITY, STATE, ZIP

1-800-239-8055 ext. 1169

PHONE

The foregoing instrument was acknowledged before me this 21 day of April, 1999, by

Octavio Nunez who is personally

known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC

Sign: Michelle Cominos

Print: Michelle Cominos

My Commission Expires: OCT 1, 2000



The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of April, 1999, by

Michelle Chang who is personally

known to me or who has produced

as identification and who did take an oath.

NOTARY PUBLIC

Sign: Barbara Holsinger

Print: Barbara Holsinger

My Commission Expires: December 31, 2000



OFFICE USE ONLY

## EXHIBIT "A"

## DESCRIPTION No. 1:

PORTION OF PARCEL 'A', TOGETHER WITH ALL OF PARCELS 'B' AND 'D' OF 'ICW NORTH' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 'D'; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 'D'; NORTH 88°21'28" EAST (PLAT BEARING) 353.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 'D'; THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARIES OF SAID PARCELS 'D' AND 'B' FOR THE FOLLOWING NINE (9) CURVES: (1) SOUTH 01°38'32" EAST 793.67 FEET TO A POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; (2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; (3) SOUTH 88°21'28" WEST 218.38 FEET TO A POINT OF CURVATURE OF A 12.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; (4) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 18.85 FEET TO A POINT OF TANGENCY; (5) SOUTH 01°38'32" EAST 4.82 FEET TO A POINT OF CURVATURE OF A 12.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; (6) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°05'26" AN ARC DISTANCE OF 13.31 FEET TO A POINT OF NON-TANGENCY; (7) TOWARDS THE RADIUS POINT OF THE NEXT DESCRIBED CURVE RADIAL FROM THE LAST DESCRIBED CURVE SOUTH 15°16'03" WEST 28.00 FEET TO A POINT ON A 1040.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; (8) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°50'05" AN ARC DISTANCE OF 124.06 FEET TO A POINT OF TANGENCY; (9) NORTH 81°34'03" WEST 49.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'B'; THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 'B' AND ITS NORTHERLY PROLONGATION, NORTH 01°38'32" WEST 776.23 FEET TO THE NORTHERLY BOUNDARY OF SAID PARCEL 'A'; THENCE ALONG SAID BOUNDARY, NORTH 88°21'28" EAST 66.00 FEET TO THE WEST BOUNDARY OF SAID PARCEL 'D'; THENCE ALONG SAID WEST BOUNDARY, NORTH 01°38'32" WEST 55.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

## DESCRIPTION No. 2:

PORTION OF PARCEL 'A' OF 'ICW NORTH' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL 'A'; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 'A' FOR THE FOLLOWING FOUR (4) CURVES: (1) NORTH 88°21'28" EAST (PLAT BEARING) 785.10 FEET TO A POINT OF CURVATURE OF A 20.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; (2) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°11'23" AN ARC DISTANCE OF 16.82 FEET TO A POINT OF REVERSE CURVATURE OF 55.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; (3) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°11'23" AN ARC DISTANCE OF 46.26 FEET TO A POINT OF TANGENCY; (4) NORTH 88°21'28" WEST 2.00 FEET TO THE NORTHERLY PROLONGATION OF A PORTION OF THE EASTERLY BOUNDARY OF SAID PARCEL 'A'; THENCE ALONG SAID PROLONGATION AND SAID EASTERLY BOUNDARY SOUTH 01°38'32" EAST 776.23 FEET TO THE SOUTHERLY BOUNDARY OF SAID PARCEL 'A'; THENCE ALONG SAID SOUTHERLY BOUNDARY FOR THE FOLLOWING THREE (3) CURVES: (1) NORTH 81°34'03" WEST 601.34 FEET TO A POINT OF CURVATURE OF A 1040.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; (2) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'29" AN ARC DISTANCE OF 182.87 FEET TO A POINT OF TANGENCY; (3) SOUTH 88°21'28" WEST 69.00 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 'A'; THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 01°38'32" WEST 680.00 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

k/a

Parcels A, B and D of ICW NORTH, according to the Plat thereof, as recorded in Plat Book 163, Page 48, of the Public Records of Broward County, Florida.



**Signage Proposal for  
Davie, Florida**







APPROVED  
FOR PRODUCTION  
DATE 11/4/58 Reprint

REL.	DESCRIPTION	DATE	BY
1	CORRECTED E.L. NOTE	2/3/78	
2	UPDATED PACKAGE	8/14/78	HAARWA
3	WFOA NOTE-	3/5/78	gr
4	REPORTED EGM TO E.L. NOTE	4/14/78	gr

RETURN - BLACK  
JEWELITE - BLACK

FACE- 2119 ORANGE.  
NEON- A500 White G

**A Drop (No more than 30 micro litres) of Mercury**

**ELECTRICAL NOTE:**

NO. OF CIRCUITS-3

VOLTS- 120

ALL SHIPMENT WILL BE U.L.  
LISTED AND CARRY U.L. LABELS.

**TOTAL WEIGHT: 1547 LBS.**

TOTAL SFT: 290

### GENERAL NOTE:

MINIMUM 1/8 SHEET METAL SCREWS ARE  
TO BE USED FOR SECURING THE FACE

TO THE LETTER RETURN, THE MAXIMUM

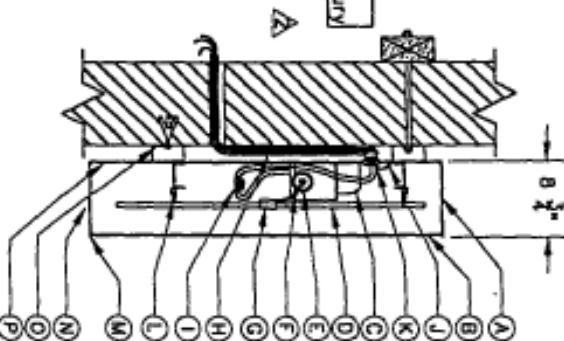
SPACING SHALL NOT EXCEED 18" AND NO

**FEWER THAN FOUR SCREWS ARE TO BE USED TO ATTACH THE SUPPORT ANCHOR**


USED PER FACE. TUBE SUPPORT (NEON  
SUPPORT COPPER WIRE.

SHELLAC IS APPLIED TO EACH WIRE THE

TO PREVENT LOOSENING OF THE WIRE.)



CROSS SECTION MOUNTING DETAIL  
NOT TO SCALE (FOR REFERENCE ONLY)

P	-	BACK .125 AL.	-
O	-	2" STANDOFFS MOUNTING AS NEEDED	-
N	-	1/4" WEEP HOLE	-
M	-	JEWELITE 2"	-
L	-	TUBE SUPPORT ON "U" BRACKET	-
K	-	1/2" 90° CONNECTOR	-
J	-	EQUIPMENT GROUNDED ?	-
I	-	TOGGLE SWITCH OPERATE HORIZONTAL	-
H	-	1/2" CONDUIT (15' LENGTH)	-
G	-	ELECTRODE INSULATOR HOUSING	-
F	-	GTO WIRE	-
E	-	TRANSFORMER	-
D	-	NEON 15MM	-
C	-	TRANSFORMER BRACKET (15K & 12K)	-
B	-	FACE .150	-
A	-	RETURN .050 X 9.5"	-
PART NO.		PART DESCRIPTION	QTY
COLLINS SIGNS		THE HOME DEPOT	
 2000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 333-1111 FAX: 333-1111		S/C CHANNEL LETTERS	
1500 S. W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 333-1111 FAX: 333-1111		5'-0" X 58'-0"	
1500 S. W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 333-1111 FAX: 333-1111		DATE 1/14/98	
1500 S. W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 333-1111 FAX: 333-1111		BY ELLENBURG	
1500 S. W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 333-1111 FAX: 333-1111		HD023201	



Partial Storefront Elevation



- 2'-0" Flat panel
- white background, black copy
- single faced
- non-illuminated

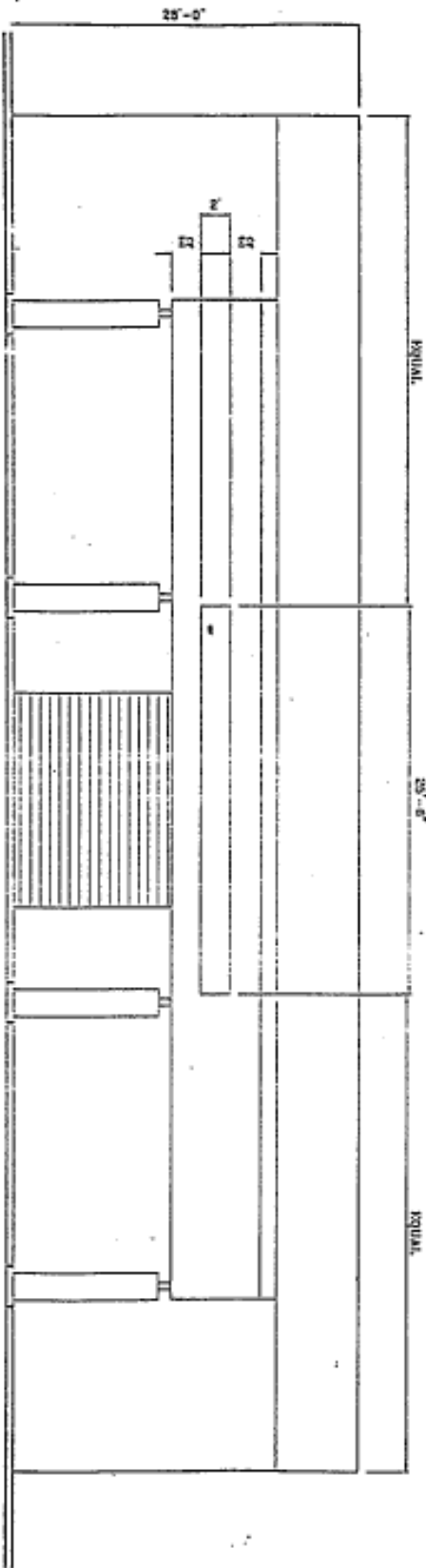
<b>Client</b> The Home Depot	<b>Date of Design</b> 12/12/98	<b>Revision Number</b> SERRA	<b>Representative</b> SERRA
<b>Location</b> Various	<b>Design Number</b> 2447.CDR	<b>Revision Date(s)</b>	

4151 Highway 1700 East  
Dodge, Alabama 36020  
334-981-8800 Telephone  
334-981-1779 Fax

**COLLINS SIGNS**

This is an original masterplan drawing created by Collins Signs, Inc. It is submitted to you as a guide only. It is not a contract. It is not a guarantee. It is not a warranty. It is not a promise. It is not a statement of opinion. It is not a statement of fact. It is not a statement of intent. It is not a statement of belief. It is not a statement of faith. It is not a statement of hope. It is not a statement of love. It is not a statement of life. It is not a statement of death. It is not a statement of resurrection. It is not a statement of judgment. It is not a statement of mercy. It is not a statement of grace. It is not a statement of peace. It is not a statement of joy. It is not a statement of sorrow. It is not a statement of anger. It is not a statement of fear. It is not a statement of desire. It is not a statement of need. It is not a statement of want. It is not a statement of lack. It is not a statement of abundance. It is not a statement of blessing. It is not a statement of curse. It is not a statement of reward. It is not a statement of punishment. It is not a statement of life. It is not a statement of death. It is not a statement of resurrection. It is not a statement of judgment. It is not a statement of mercy. It is not a statement of grace. It is not a statement of peace. It is not a statement of joy. It is not a statement of sorrow. It is not a statement of anger. It is not a statement of fear. It is not a statement of desire. It is not a statement of need. It is not a statement of want. It is not a statement of lack. It is not a statement of abundance. It is not a statement of blessing. It is not a statement of curse. It is not a statement of reward. It is not a statement of punishment.

RIGHT PAGE: ILLUSTRATION  
OF "1-2-3"



**DISEASE PREVENTION**

NOTES  
2 1/4 x 25-0" PLAT W/ 10" SCOTCHLAD COPY  
MOUNT W/ 1/16 (WHITE) PAN HEAD  
SCIENT.  
WICK TO BE MOUNTED CENTRIFIED VERTICALLY  
\* INDICATELY OVER 00003

COLLINS SIGNS, INC.  
3701 MAPLER FIELD ROAD  
DOTHAN, AL. 36602  
Phone: (334) 903-6518  
Fax: (334) 903-1370

REVIEW  
RECEIVED

**MATERIALS.**—ZnK, 10-10000

CONCISE  
BRIEF - WITH  
COPY - IN ACH

[illegible]

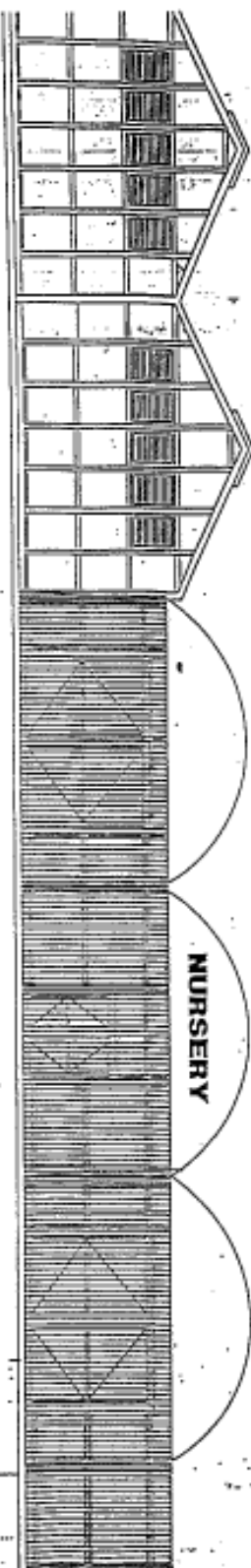
**COLLINS SIGN**





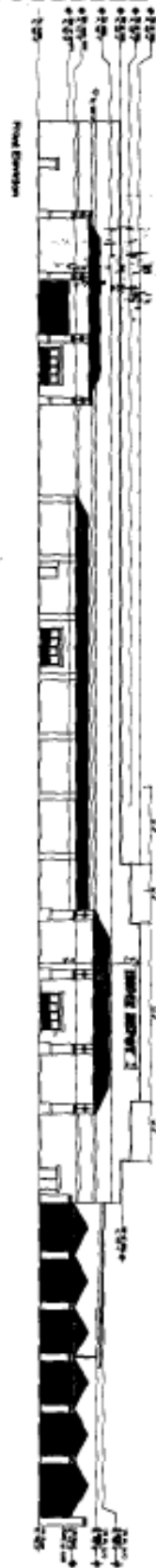


# NURSERY



NOTE:  
HATCH GRADE FINISH FACE ON  
RETAINING STRUCTURE & FINISH  
MATERIAL FOR NURSERY

ELEVATION  
NURSERY



# HOMIE DEPOT

4'-0" Channel Letters (135 Total Sq. Ft.)

- returns and backs to be black
- black Jewelrite trim
- #2119 orange Leman faces
- internally illuminated

Approved

Client	Location	Representative
The Home Depot	Weston, FL	Medina Cherry
Design Number	Date of Design	Revision Date(s)
THD-FL-Davis-Weston-1000-1a	03/12/99	04/26/99



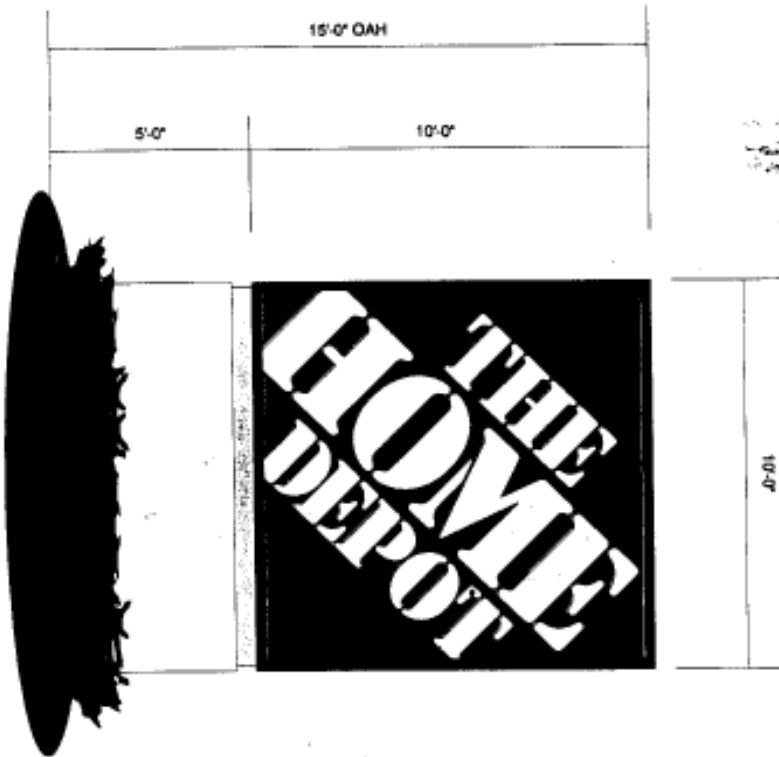
**COLLINS SIGNS**

4215 Bayview Field Road  
Dorland, Alabama 36020  
256-963-1259 Fax  
256-963-1259 Fax

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(Scale: 1/4" = 1'-0")



# **PYLON** 10'-0" X 10'-0" @ 15'-0" OAH

- 100 square feet total
- Fabricated cabinet with 4" aluminum retainers, framed with 2" x 2" tube steel, double faced 945 Paraflex material with scotchlock overlay. Internally illuminated with fluorescent lamps. Cabinet to be black, face background to be 3630-44 orange scotchlock, copy to be white with black outline.
- Electrical Requirements: 277 volts

**Client**  
The Home Depot

**Location**  
Weston, FL

**Design Number**  
THD-HK-DP19019-1b

**Date of Design**  
03/09/99

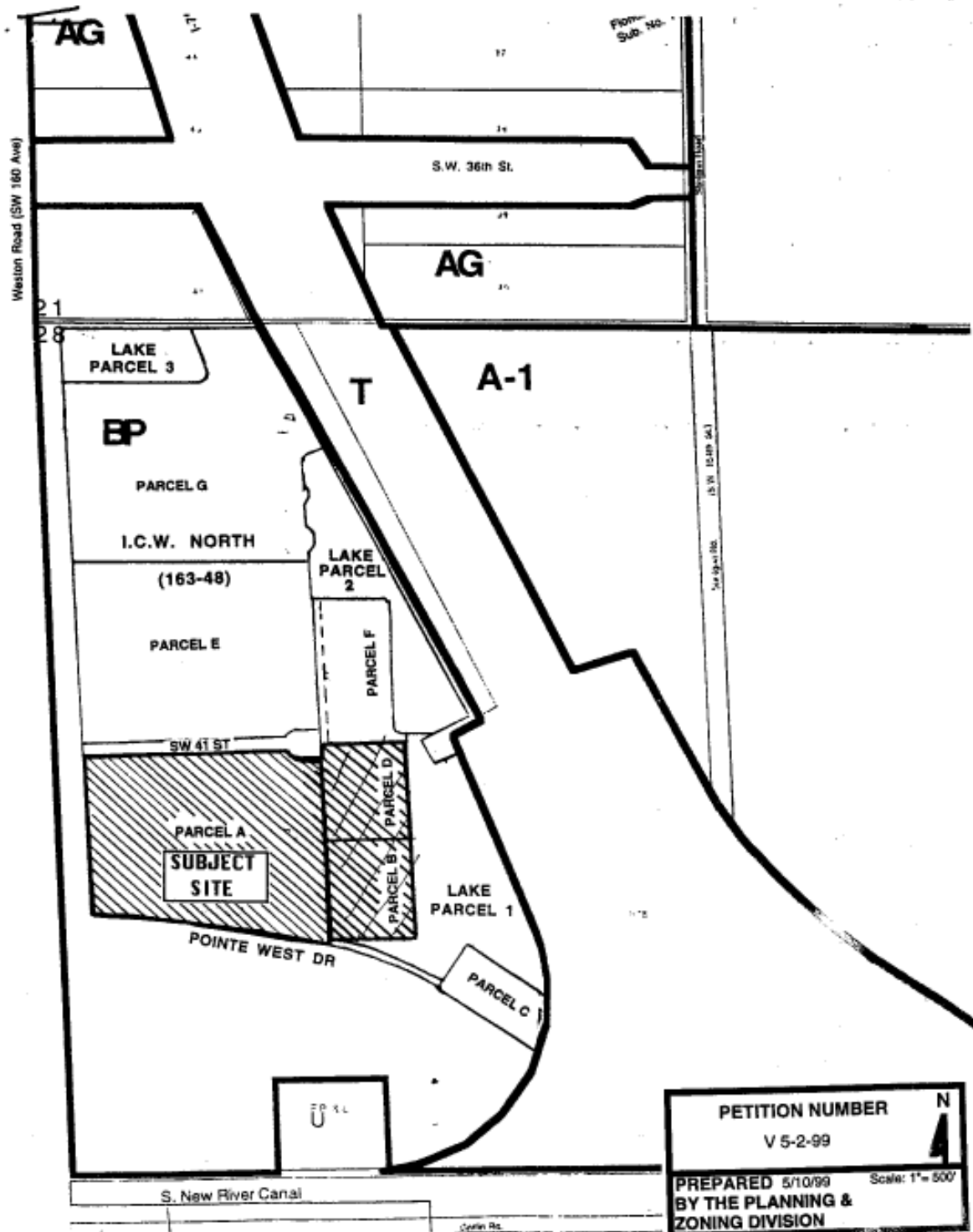
**Representative**  
Melinda Chaney

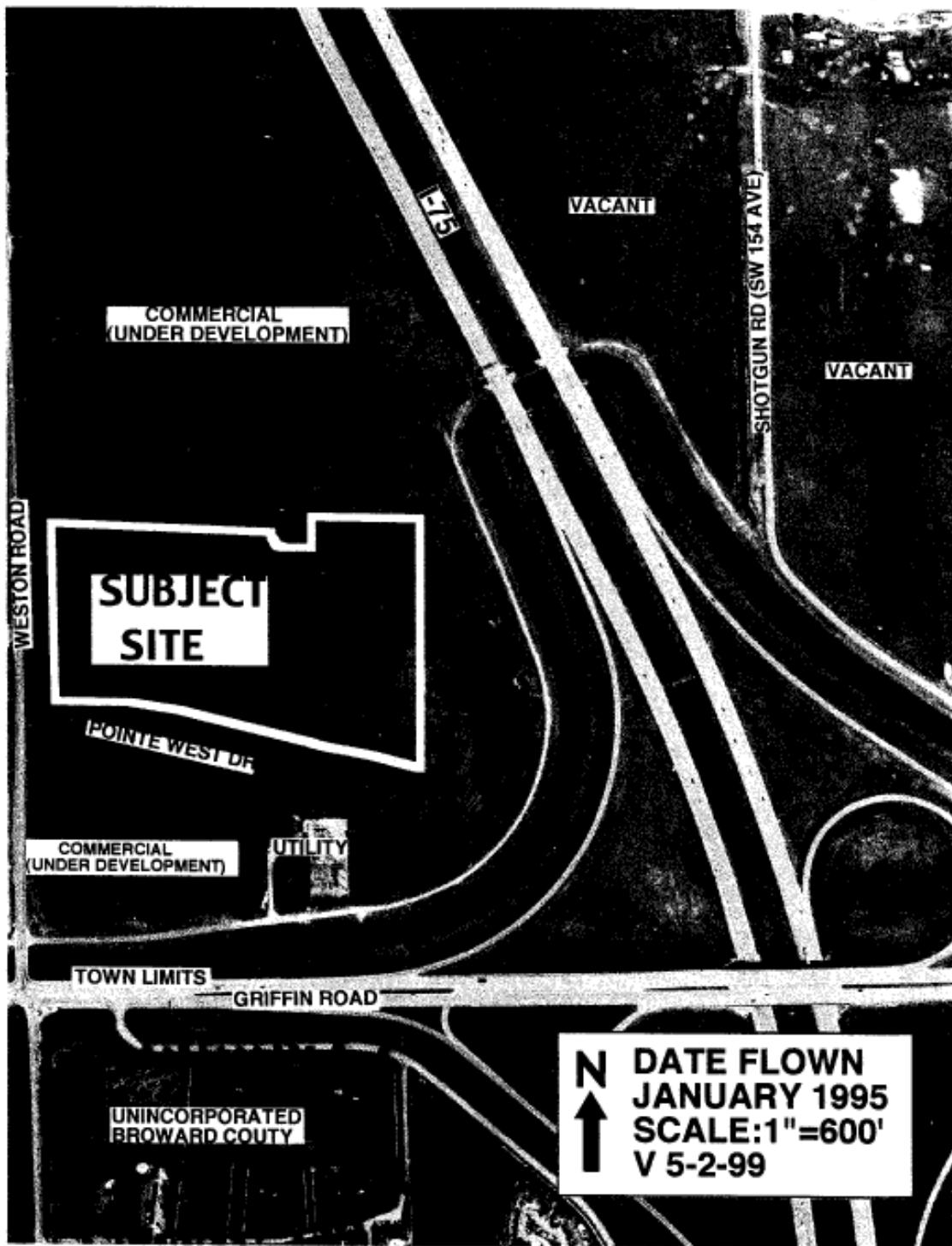
**Revision Date(s)**  
04/26/99

**COLLINS SIGNS**

4355 Naylor Road  
Tomball, Alabama 36083  
334-981-8800  
334-981-1279 Fax

This is a conceptual drawing and is not intended to be used for construction. It is subject to change without notice. The client is responsible for obtaining all necessary permits and approvals. The client is also responsible for obtaining all necessary approvals from the appropriate authorities. The client is also responsible for obtaining all necessary approvals from the appropriate authorities. The client is also responsible for obtaining all necessary approvals from the appropriate authorities.





DATE FLOWN  
JANUARY 1995  
SCALE: 1"=600'  
V 5-2-99